

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/28 Melrose Street, Mont Albert North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,311,500 Property Type Townhouse Suburb Mont Albert North

Period - From 04/11/2023 to 03/11/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/75 Winfield Rd BALWYN NORTH 3104	\$1,335,000	18/10/2024
2	2/23 Francesca St MONT ALBERT NORTH 3129	\$1,315,000	05/10/2024
3	2/17 Francesca St MONT ALBERT NORTH 3129	\$1,200,000	17/09/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/11/2024 09:40



4 3 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
04/11/2023 - 03/11/2024: \$1,311,500

Comparable Properties



2/75 Winfield Rd BALWYN NORTH 3104 (REI) Agent Comments

4 3 2

Price: \$1,335,000
Method: Private Sale
Date: 18/10/2024
Property Type: Townhouse (Single)



2/23 Francesca St MONT ALBERT NORTH 3129 (REI) Agent Comments

4 2 2

Price: \$1,315,000
Method: Sold Before Auction
Date: 05/10/2024
Property Type: Townhouse (Res)

2/17 Francesca St MONT ALBERT NORTH 3129 (VG) Agent Comments

4 - -

Price: \$1,200,000
Method: Sale
Date: 17/09/2024
Property Type: Strata Unit/Villa Unit/Townhouse
- Single OYO Unit

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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